

**UTILITY INFORMATION**

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR
TELEPHONE	AT&T	(818) 514-1181	1100 ALONDRA DR, SUITE 200, CARLETON, CA
GAS	THE GAS COMPANY	(310) 687-2099	701 N. BULLIS RD, COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR
SEWER	CITY OF LOS ANGELES	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR

**SUBSTRUCTURE PLAN INDEX**

CITY OF LOS ANGELES	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22
17-715B						
SUB 726-B & 729-A						

The only substructure information made available by public agencies and public utilities is their location within public agency records. Therefore no on-site substructure is shown on this map. The location of on-site substructure should be determined and verified from other sources before the beginning of any excavation.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2800 (USA residents only, but not necessarily all utility and all companies that have underground lines within the project area) in order to locate services in their area. Contact USA help workers at 1-800-227-2800. If you are unable to reach USA help workers, contact the utility company directly. USA help workers are in the area of connecting the respective companies they represent to have those lines marked on the ground.

**LEGAL DESCRIPTION**

**PARCEL 1:** (APN: PORTION OF 4371-012-013) THOSE PORTIONS OF LOTS 16 AND 17 IN BLOCK 159 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY FROM THE CENTER LINE OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO THE CITY OF LOS ANGELES BY DEED RECORDED JANUARY 21, 1946 IN BOOK 29223 PAGE 379, OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 16, DISTANT THEREON SOUTH 75°05'00" EAST 14.21 FEET, FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 30°37'40" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 83.68 FEET, TO A POINT IN THE EASTERLY LINE OF SAID LOT 17; THENCE NORTH 11°51'00" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 59.56 FEET, TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE NORTH 75°05'00" WEST, ALONG THE NORTHERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 37.79 FEET, TO THE POINT OF BEGINNING.

**PARCEL 2:** (APN: PORTION OF 4371-012-013) THAT PORTION OF LOT 28 IN BLOCK 159 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 3:** (APN: PORTION OF 4371-012-013) THAT PORTION OF LOT 28 IN BLOCK 159 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 641 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4:** (APN: PORTION OF 4371-012-013) LOT 1 OF TRACT NO. 23525, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 641 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 5:** (APN: PORTION OF 4371-012-013) LOT 27 IN BLOCK 159 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 27, DISTANT THEREON SOUTH 75°05'00" EAST 7.11 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 23°25'00" WEST ALONG SAID LINE, A DISTANCE OF 31.66 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 27; THENCE NORTH 11°51'00" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 27.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 75°05'00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 7.11 FEET TO THE POINT OF BEGINNING.

**PARCEL 6:** (APN: PORTION OF 4371-012-013) LOTS 18, 19, 20, 21 AND 22 IN BLOCK 159 OF TRACT NO. 1033, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THOSE PORTIONS OF LOTS 18 AND 19 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 28, THENCE NORTH 75°05'00" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 28, A DISTANCE OF 20.72 FEET, TO A POINT IN SAID CENTER LINE (SAID POINT BEING AN ANGLE POINT IN SAID CENTER LINE); THENCE SOUTH 23°25'00" EAST, ALONG SAID CENTER LINE, A DISTANCE OF 92.25 FEET, TO A POINT IN THE EASTERLY LINE OF SAID LOT 28; THENCE NORTH 11°51'00" WEST, ALONG SAID EASTERLY LINE, ALONG A DISTANCE OF 81.04 FEET, TO THE POINT OF BEGINNING.

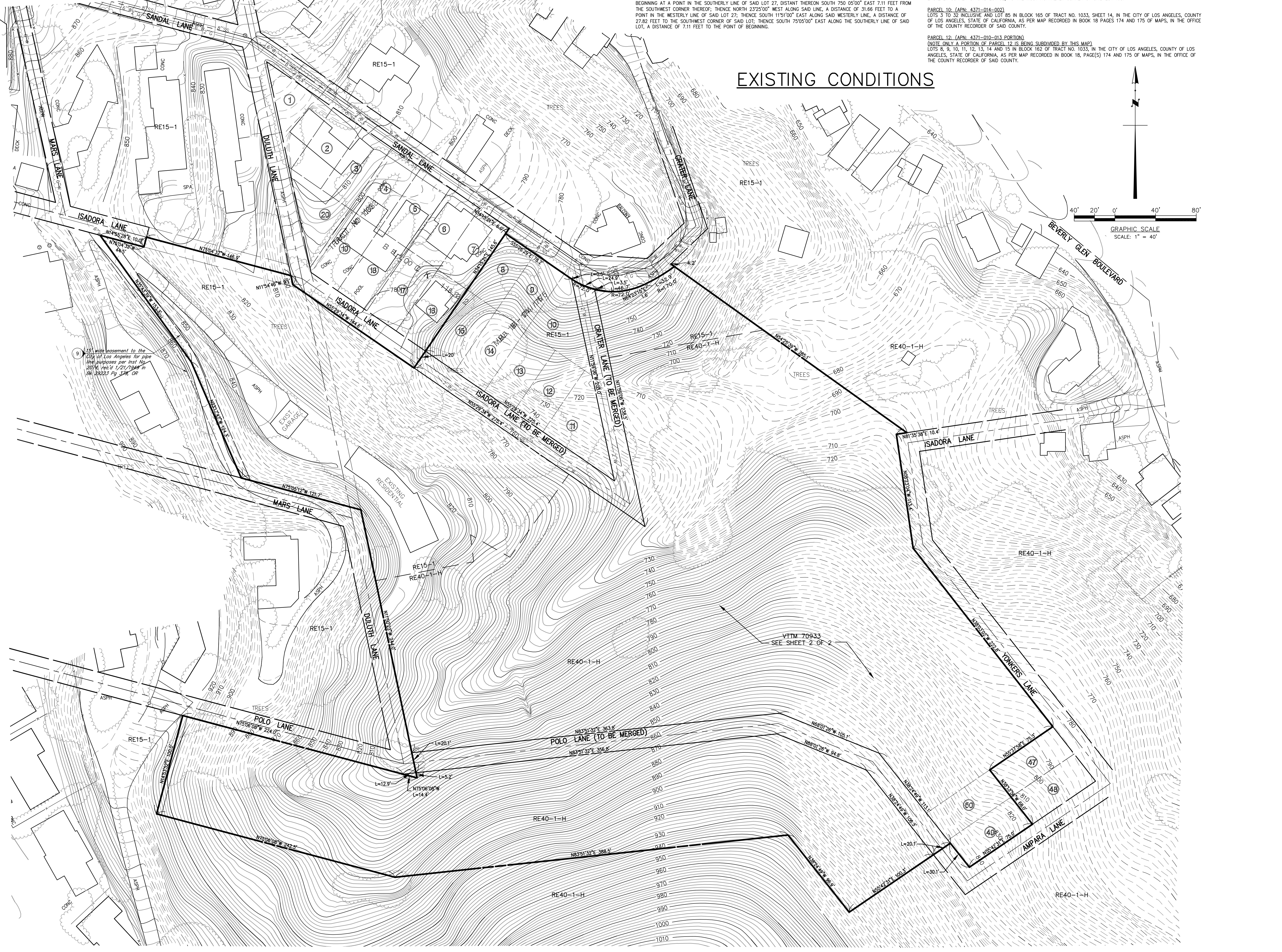
**PARCEL 7:** (APN: PORTION OF 4371-012-013) THE SOUTHERLY 1/2 OF ISADORA LANE AS SHOWN ON THE MAP OF TRACT NO. 1033, IN BOOK 18 PAGES 174 AND 175 OF MAPS, AS VACATED BY RESOLUTION TO VACATE NO. 81-21784 IN WHICH A CERTIFIED COPY WAS RECORDED MARCH 2, 1981 AS INSTRUMENT NO. 81-22168, OFFICIAL RECORDS.

**PARCEL 8:** (APN: PORTION OF 4371-012-013) LOTS 33 TO 46, 48 TO 77 AND 87 TO 107 ALL INCLUSIVE IN BLOCK 163 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

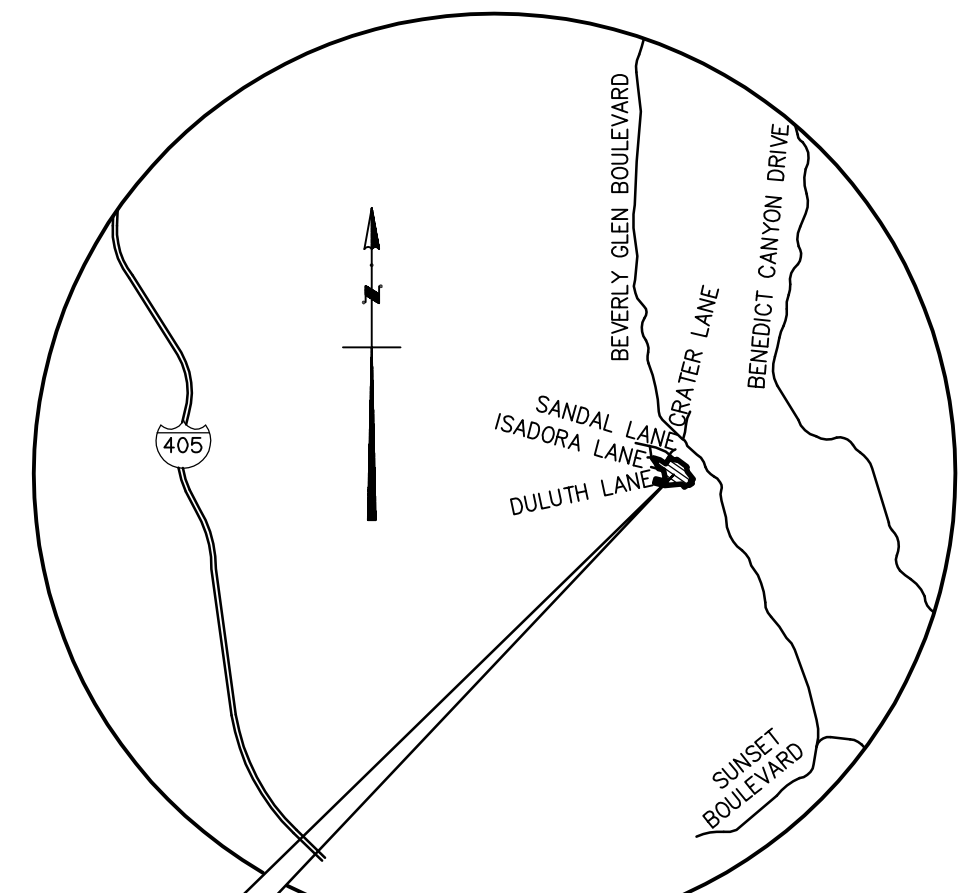
**PARCEL 9:** (APN: PORTION OF 4371-012-013) LOTS 33 TO 46, 48 TO 77 AND 87 TO 107 ALL INCLUSIVE IN BLOCK 163 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 10:** (APN: 4371-014-002) LOTS 3 TO 32 INCLUSIVE AND LOT 85 IN BLOCK 165 OF TRACT NO. 1033, SHEET 14, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 11:** (APN: 4371-010-013 PORTION) (NOTE: ONLY A PORTION OF PARCEL 11 IS BEING SUBDIVIDED BY THIS MAP) LOTS 9, 9, 10, 11, 12, 13, 14 AND 15 IN BLOCK 162 OF TRACT NO. 1033, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 174 AND 175 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**EXISTING CONDITIONS**



**PROJECT SITE VICINITY MAP**  
NOT TO SCALE

- GENERAL NOTES:**
- RECORD OWNERS: BERT C. HENSLEY, 10505 MARS LANE, LOS ANGELES, CA 90077
  - SUBDIVIDER: URBAN LAND CONCEPTS, ATTN: LESLIE LOMBARDO, 8383 WILSHIRE BLVD., SUITE 300, BEVERLY HILLS, CA 90211, TEL. NO. (323) 966-2610 EXT. 119
  - ENGINEER: PSOMAS, ATTN: CORT CROSBY, RCE 72798, 555 SOUTH FLOWER STREET, SUITE 4400, LOS ANGELES, CA 90071, TEL. NO. (213) 223-1400
  - PROJECT ADDRESS: 10505 MARS LANE
  - APN: 4371-010-013, 4371-013-002, 4371-012-013, 4371-014-002
  - DISTRICT MAP: 147A153
  - THOMAS BROS. GUIDE: LA 592-A5 & B5
  - FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1580F, DATED 9/26/2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - AREA: BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:  
NET: 321,660 SQ FT = 7.384 ACRES  
GROSS: 378,530 SQ FT = 8.690 ACRES  
WHERE "NET" IS THE AREA BEING SUBDIVIDED AND "GROSS" IS THE AREA BEING TAKEN TO THE CENTERLINE OF THE ADJACENT RIGHT-OF-WAYS
  - TREES: REFER TO ATTACHED TREE SURVEY BY CARTER ROMANEK LANDSCAPE ARCHITECTS, INC.
  - STREET DESIGNATION: ISADORA LANE SHALL BE A PRIVATE HILLSIDE ACCESS ROADWAY
  - EXISTING UTILITIES: UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHT CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAINED FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN INDEX
  - COMMUNITY PLAN: BEL AIR - BEVERLY CREST
  - GENERAL PLAN DESIGNATION: VERY LOW II RESIDENTIAL
  - EXISTING ZONING: RE 15-1 / RE 40-1-H
  - PROPOSED ZONING: RE 15-1
  - PROPOSED LAND USE: 11 SINGLE FAMILY HOMES
  - THE PROPOSED METHOD OF SEWAGE DISPOSAL: CONNECT TO EXISTING CITY OF LOS ANGELES SANITARY SEWER SYSTEM, SEWER LIFT STATION.
  - THE PROPOSED METHOD OF DRAINAGE: EXISTING CITY OF LOS ANGELES STORM DRAIN SYSTEM; OUTLET INTO EXISTING WATER COURSES; DEDICATE PROPOSED DRAINAGE SYSTEM TO CITY OF LOS ANGELES.
  - THE PROPOSED STREET AND LOT GRADING ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS FOR BALANCED EARTHWORK IN THE FINAL DESIGN OF THE PROJECT. GRADES ARE ± 10'.
  - CUT AND FILL WILL BE BALANCED ON SITE.
  - PARKING SPACES WILL BE PROVIDED AS REQUIRED BY CODE.
  - LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
  - LOCATIONS OF BUILDING ENVELOPES ARE ILLUSTRATIVE ONLY. ALL BUILDINGS WILL BE LOCATED WITHIN THE PAD AREA AND WILL ADHERE TO SETBACK AND HEIGHT REQUIREMENTS PER CODE. ACCESS DRIVEWAY LOCATIONS WILL ALSO BE PER CODE.
  - THE PROJECT IS NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY.
  - EASEMENT NOTE: PUBLIC EASEMENTS NOTED AS TO BE ABANDONED WILL BE MERGED BY FINAL MAP. PRIVATE EASEMENTS NOTED AS TO BE ABANDONED WILL BE QUILTMANED BY SEPARATE INSTRUMENT.

**EARTHWORK GRADING SUMMARY**

	CUT (CUBIC YARDS)	FILL (CUBIC YARDS)
SIDEWALK & STREET:	1,000	3,100
LOTS:	2,300	2,400
DEBRIS BASIN:	1,200	0
TOTAL:	4,500	5,500

- SURVEY NOTES:**
- THE C/L AND RIGHT OF WAY SHOWN HEREON ARE BASED UPON THE RECORD OF SURVEY RECORDED IN BOOK 173 PAGES 3, 4, & 5 OF RECORDS OF SURVEYS.
  - FIRST AMERICAN TITLE WAS NOT ABLE TO FIND A RECORDED DOCUMENT FOR THE WIDENING OF SANDAL LANE AS SHOWN ON CADASTRAL MAP 147A153. THE DEDICATION AS SHOWN HEREON INCLUDES THE PAVED STREET AREA.
  - PORTIONS OF ISADORA LANE, CRATER LANE AND POLO LANE WILL BE MERGED BY THIS TRACT.

**LOT INFORMATION LEGEND:**

(XX) LOT NUMBER

**LEGEND**

--- TRACT BOUNDARY	--- SLOPE
--- PROPOSED LOT LINE	--- REGRADE / WIDEN ROADWAY
--- BUILDING ENVELOPE	--- TERRACE DRAIN
--- EXIST. ZONE BOUNDARY	--- ROAD TO BE VACATED
--- PROPOSED CONTOUR	○ EXISTING QUERCUS AGRIFOLIA 4" DBH AND LARGER TO BE PRESERVED
--- EXISTING CONTOUR	○ EXISTING JUGLANS C. CALIFORNICA 4" DBH AND LARGER TO BE PRESERVED
○ DAYLIGHT LINE	○ EXISTING NON-PROTECTED TREE 4" DBH AND LARGER SURVEYED FOR RECORD
--- CUT AND FILL LINE	○ EXISTING QUERCUS AGRIFOLIA 4" DBH AND LARGER TO BE REMOVED DUE TO DEVELOPMENT IMPACT
--- INFLUENCE LINE	○ EXISTING JUGLANS C. CALIFORNICA 4" DBH AND LARGER TO BE REMOVED DUE TO DEVELOPMENT IMPACT
--- STORM DRAIN LINE	
--- SS SANITARY SEWER LINE	
--- W WATER LINE	
--- FM FORCE MAIN	
--- G GAS LINE	
--- LANDSLIDE ZONE	
--- SUPERFICIAL FAILURE ZONE	
--- SPILL FILL ZONE	
--- CAISSONS	
--- WALL	

	DESIGNED: R. H.	BENCHMARK CITY OF LOS ANGELES BENCHMARK - UNKNOWN  ELEVATION _____ ADJUSTMENT _____  PLAN/PLOT DATE _____
	DRAFTED: L. G.	
	CHECKED: J. G.	
REV: _____ DATE _____ DESCRIPTION _____ BY: _____ APPD: _____	PHOTOPLOT DATE: _____	FILED: 02/15/09 2:44:02 PM \\NUR060200\SURVEYS\SUBDIVISION\TENTATIVE\PL\PL1-1101.dwg jhhggs

**PSOMAS**

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Los Angeles, CA 90071  
(213) 223-1400 (213) 223-1444 fax  
www.psomas.com

**VESTING TENTATIVE TRACT FOR MERGER AND SUBDIVISION PURPOSES FOR:**  
**VESTING TENTATIVE TRACT NO. 70933**  
**BERT HENSLEY**  
10505 MARS LANE  
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: JANUARY 16, 2009	SCALE: 1" = 40'	SHEET: 1
PROJECT: 1URB060200		