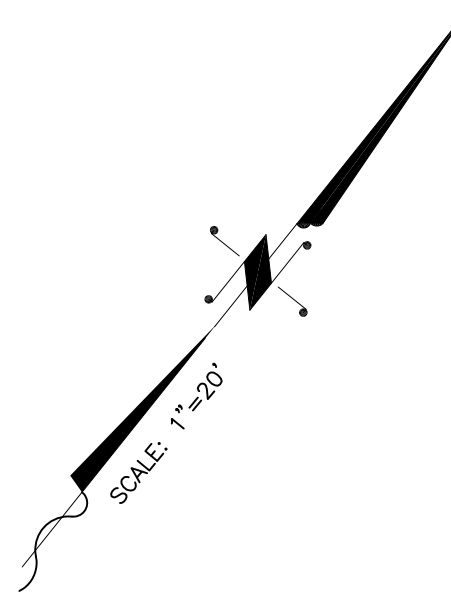


**LEGEND**

- (---) (378) --- EXISTING CONTOUR
- [---] [---] EXISTING BUILDING
- [---] [---] EXISTING WOOD FENCE
- [---] [---] EXISTING CHAIN LINK FENCE
- [---] [---] EXISTING GUARD RAIL
- [---] [---] EXISTING WALL
- [---] [---] PROPERTY LINE
- TW TOP OF WALL
- TG TOP OF GRATE
- TRW TOP OF RETAINING WALL
- EP EDGE OF PAVEMENT
- AC ASPHALTIC CONCRETE
- PP POWER POLE
- (378.8)DRT EXISTING ELEVATION
- C CENTERLINE
- EG EDGE OF GUTTER
- PCC PORTLAND CEMENT CONCRETE
- TC TOP OF CURB
- TPW TOP OF PLANTER WALL
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- FL FLOW LINE
- LWN LAWN
- DRT DIRT
- CP CONTROL POINT
- EW EDGE OF WALK
- BW BACK OF WALK
- WM WATER METER
- PS PULL BOX
- GM GAS METER



# TENTATIVE TRACT MAP NO. 74976

CITY OF WEST COVINA  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION LOT 307 OF E.J. BALDWIN'S FIFTH  
 SUBDIVISION OF A PORTION OF THE RANCHO LA PUENTE, AS PER MAP  
 RECORDED IN BOOK 12 PAGES 134 AND 135 OF MAPS, IN THE OFFICE  
 OF THE COUNTY RECORDER OF SAID COUNTY

**LEGAL DESCRIPTION**

PROPERTY DESCRIBED IN DEED RECORDED SEPTEMBER 30, 2016 AS INSTRUMENT NO. 20161195066 OF O.R. THE EAST 175 FEET OF THE WEST 629.07 FEET OF THE NORTH 227.5 FEET OF LOT 307 OF THE E.J. BALDWIN'S FIFTH SUBDIVISION OF A PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGES 134 AND 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 307, DISTANT EAST THEREON 454.97 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE, SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 307, 227.50 FEET; THENCE, EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 10 FEET; THENCE, NORTH PARALLEL WITH WEST LINE OF SAID LOT, 212.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, 23.56 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 307; THENCE, WEST ALONG THE NORTH LINE OF SAID LOT, 25 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED IN DEED RECORDED SEPTEMBER 14, 2016 AS INSTRUMENT NO. 20161106127 OF O.R. THE WEST 191.15 FEET OF THE EAST 322.75 FEET OF THE WEST 952.72 FEET OF THE NORTH 230 FEET OF LOT 307 OF E.J. BALDWIN'S FIFTH SUBDIVISION OF A PORTION OF THE RANCHO LA PUENTE, IN THE CITY OF WEST COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGES 134 AND 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**OWNER**

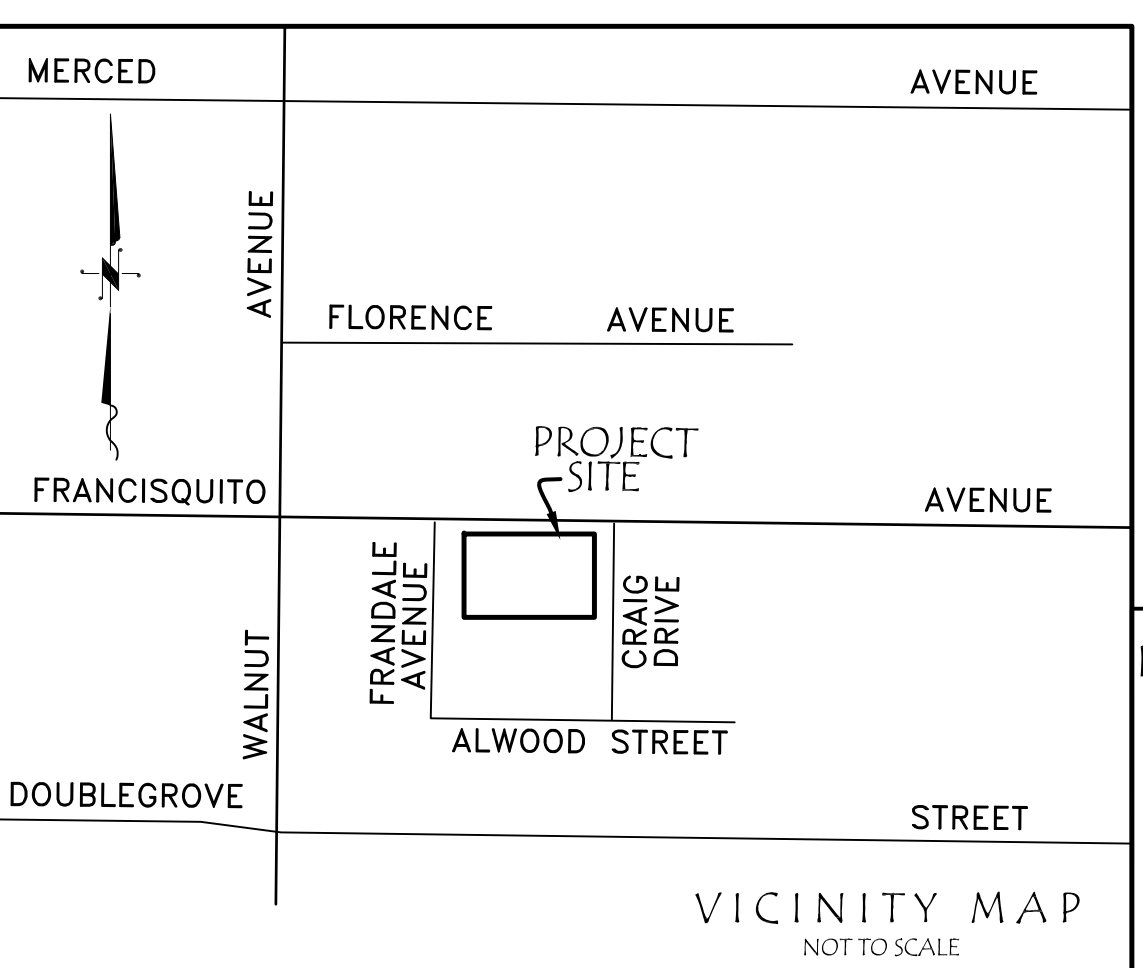
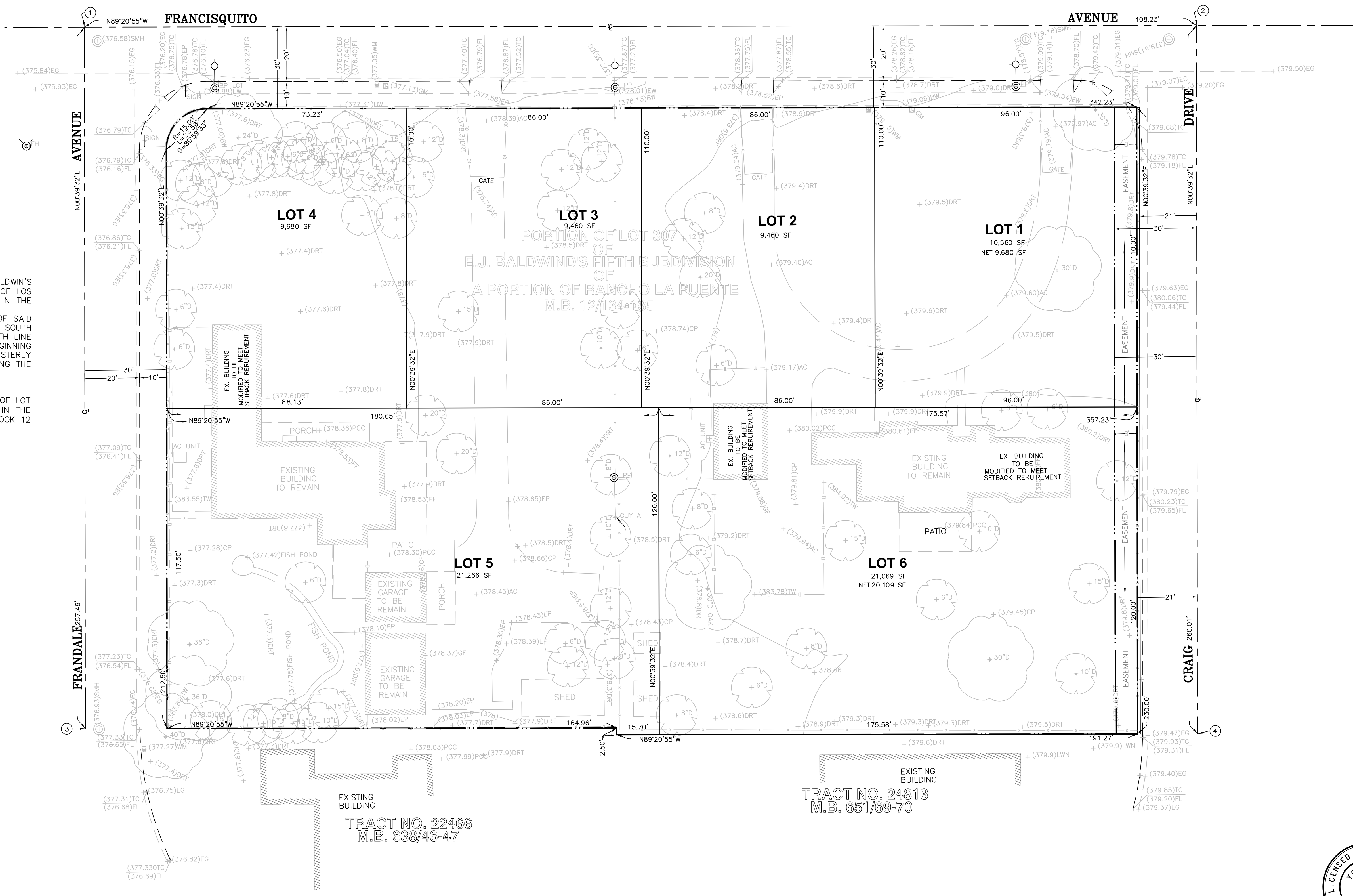
TDK INVESTMENT, LLC.  
 333 W. GARVEY AVENUE, #81078  
 MONTEREY PARK, CA 91754

**PROJECT**

6 SINGLE FAMILY LOTS SUBDIVISION

**UTILITIES NOTE**

WATERMAIN, SEWER AND GASLINE ARE AVAILABLE ON THE STREET. THE LOCATIONS ARE TO BE VERIFIED WITH UTILITIES COMPANIES.



**NOTE:**  
 THIS TENTATIVE MAP IS PREPARED IN CONFORMANCE WITH CALIFORNIA  
 SUBDIVISION MAP ACT SECTION 66424.5 (a).

|   |                       |  |                  |   |                     |   |                         |                                      |
|---|-----------------------|--|------------------|---|---------------------|---|-------------------------|--------------------------------------|
| BENCH MARK  | COUNTY BM NO.: KG5465 | PREPARED FOR:  | MAP PREPARED BY: | FIELD BOOK REF.   | CITY OF WEST COVINA | TENTATIVE TRACT MAP   | I.W.O. NO.<br>2016-1278 |                                      |
| CO ENG. BM. MON 60FT E/O P.C.R. @ E END C.B.<br>@ SE COR FRANCISQUITO AV & WALNUT AV 100FT E/O &<br>40FT S/O C/L INT MKD. (BM 57-7A 1971 CO ENG RE7078) |                       | FRANCISQUITO CWV GROUP LLC<br>642 E FRANCISQUITO AVENUE<br>WEST COVINA, CA 91790 |                  | CaliLand Engineering, Inc.<br>Civil Engineers + Land Surveyors + Land Planners<br>1216 SOUTH GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801<br>Phone: (626)281-2288 Fax: (626)281-2088<br>Visit us at: www.CaliLand.net |                     | SURVEYED BY: KL<br>DRAWN BY: C<br>DATE: 07/15/2020  |                         | ROAD NO.<br>FILE NO.<br>SHEET 1 OF 1 |
| QUAD YEAR: 2005   |                       | ELEVATION: 574.712'  |                  | REVISIONS: APPR. DATE   |                     | 642 & 704 E FRANCISQUITO AVENUE,<br>WEST COVINA, CA 91790<br>APN NO. : 8741-001-001 & 002 |                         |                                      |



PRELIMINARY