

SITE D PROPERTY



**WALNUT VALLEY UNIFIED SCHOOL DISTRICT &
CITY OF DIAMOND BAR**

TENTATIVE TRACT MAP NO. 70687

IN THE CITY OF DIAMOND BAR
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

TITLE REPORT:

PREPARED BY CHICAGO TITLE COMPANY OF LOS ANGELES.
 ORDER No. 41022805-X49
 COMMITMENT DATE: APRIL 7, 2004

OWNERSHIP:

APN: 8714-002-900, 901, 902, & 903 (WALNUT VALLEY UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY, STATE OF CALIFORNIA)
 APN: 8714-015-901 (CITY OF DIAMOND BAR, STATE OF CALIFORNIA)
 APN: 8714-015-900 (LOS ANGELES COUNTY FLOOD CONTROL DISTRICT) - GRANTED EASEMENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF LOT 76 (BREA CANYON CHANNEL- OF TRACT 27577, AS PER MAP RECORDED IN BOOK 702 PAGES 22 TO 25 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 30° 41' 18" EAST 245.38 FEET FROM THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 30° 41' 18" EAST 745.38 FEET; THENCE SOUTH 99° 18' 42" EAST 235.80 FEET; THENCE SOUTH 71° 00' 13" EAST 580.00 FEET; THENCE SOUTH 34° 00' 00" EAST, 120.00 FEET; THENCE NORTH 56° 00' 00" EAST 340.00 FEET; THENCE NORTH 48° 00' 00" EAST 980.00 FEET; THENCE NORTH 28° 07' 43" WEST 570.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF DIAMOND BAR BOULEVARD, AS SHOWN ON MAP OF TRACT 25991, AS PER MAP RECORDED IN BOOK 702 PAGES 15 TO 21 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2050.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 28° 07' 43" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, ALONG THE SOUTHEASTERLY LINE OF SAID DIAMOND BAR BOULEVARD, THROUGH A CENTRAL ANGLE OF 411° 33' AN ARC DISTANCE OF 150.00 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, ALONG THE SOUTHEASTERLY LINE OF SAID DIAMOND BAR BOULEVARD, SOUTH 68° 03' 50" WEST 875.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, ALONG THE SOUTHEASTERLY LINE OF SAID DIAMOND BAR BOULEVARD, THROUGH A CENTRAL ANGLE OF 20° 50' 10" AN ARC DISTANCE OF 381.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 76; THENCE SOUTH 30° 41' 18" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 76, 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

THE AREA LABELED "NOT A PART OF THIS SUBDIVISION" IN THE TRACT 27577, AS PER MAP RECORDED IN BOOK 702 PAGES 22 TO 25 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SURROUNDED BY LOT 76 (BREA CANYON CHANNEL), LOT 39, LOT 40, CASTLE ROAK ROAD, BREA CANYON ROAD AND DIAMOND BAR BOULEVARD.

PARCEL C: THIS AREA IS OWNED BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND A GRANTED EASEMENT IS REQUIRED. THE AREA DESCRIBED AS FOLLOWS:

PORTION OF LOT 76 (BREA CANYON CHANNEL) OF TRACT 27577, AS PER MAP RECORDED IN BOOK 702 PAGES 22 TO 25 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, BETWEEN DIAMOND BAR BOULEVARD AND SOUTHERLY BOUNDARY OF PARCEL A.

UTILITY COMPANIES

SEWER
 LOS ANGELES COUNTY SANITATION DISTRICT
 1955 WORKMAN MILL ROAD
 WHITTIER, CA 90607
 TEL: (562) 699-7411

ELECTRICITY
 SOUTHERN CALIFORNIA EDISON CO.
 908 N. DIAMOND BOULEVARD
 DIAMOND BAR, CA 91765
 TEL: (800) 655-4555

TELEPHONE
 VERIZON
 280 S. LOCUST STREET
 POMONA, CA 91766
 TEL: (800) 483-5000

CABLE TV
 TIME WARNER CABLE
 160 VIA VERDE, #240
 SAN DIMAS, CA 91773
 TEL: (909) 394-5881

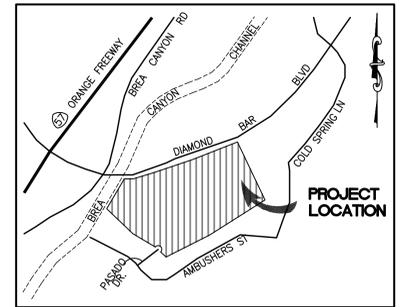
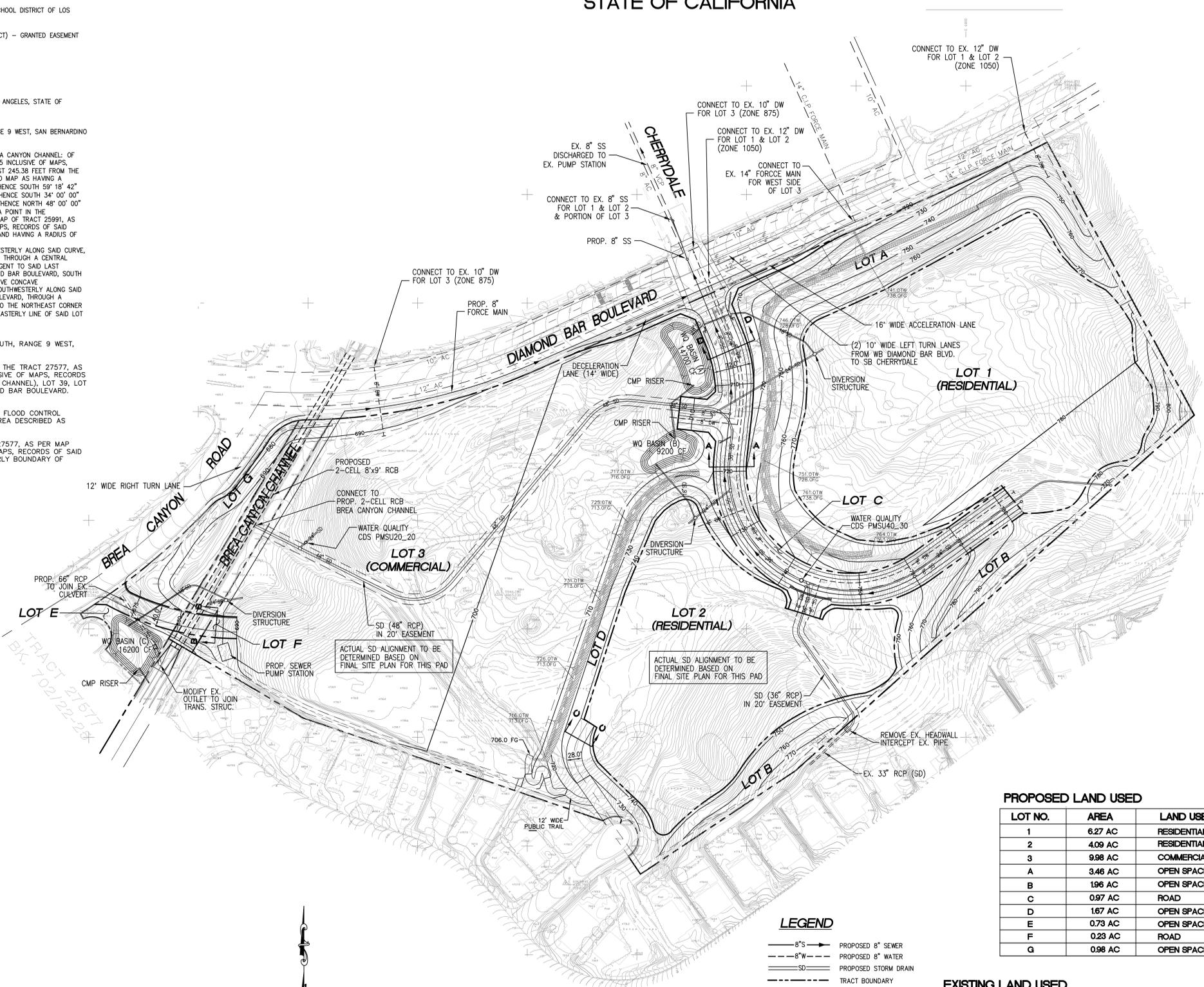
STORM DRAIN
 LOS ANGELES FLOOD CONTROL DISTRICT
 900 S. FREMONT AVENUE
 ALHAMBRA, CA 91803
 TEL: (626) 458-5100

WATER
 WALNUT VALLEY WATER DISTRICT
 271 S. BREA CANYON ROAD
 WALNUT, CA 91789
 TEL: (909) 595-7554

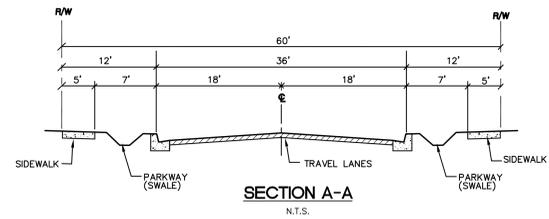
GAS
 SOUTHERN CALIFORNIA GAS CO.
 196 E. THIRD STREET
 POMONA, CA
 TEL: (800) 427-2200

EARTHWORK QUANTITY

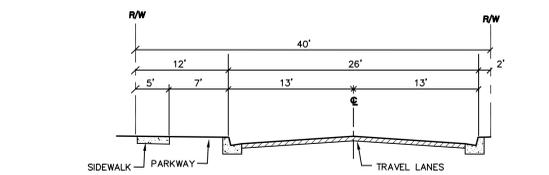
CUT 388400 CUBIC YARD
 FILL 388600 CUBIC YARD
 NET (IMPORT) 200 CUBIC YARD



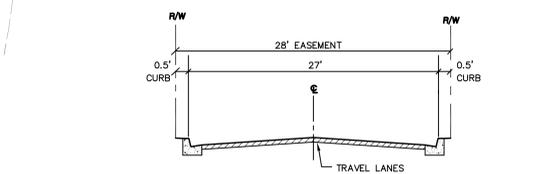
VICINITY MAP



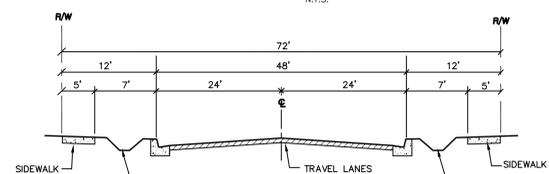
SECTION A-A
 N.T.S.



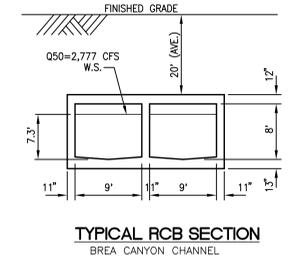
SECTION B-B
 N.T.S.



SECTION C-C
 N.T.S.



SECTION D-D
 N.T.S.



TYPICAL RCB SECTION
 BREA CANYON CHANNEL

PROPOSED LAND USED

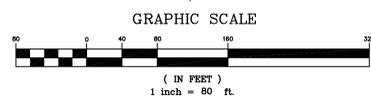
LOT NO.	AREA	LAND USED
1	6.27 AC	RESIDENTIAL
2	4.09 AC	RESIDENTIAL
3	9.98 AC	COMMERCIAL
A	3.46 AC	OPEN SPACE
B	1.96 AC	OPEN SPACE
C	0.97 AC	ROAD
D	1.67 AC	OPEN SPACE
E	0.73 AC	OPEN SPACE
F	0.23 AC	ROAD
G	0.98 AC	OPEN SPACE

EXISTING LAND USED

PARCEL	AREA	OWNER
A	28.71 AC	WALNUT UNIFIED SCHOOL DISTRICT
B	0.98 AC	CITY OF DIAMOND BAR
C	0.67 AC	LOS ANGELES COUNTY FLOOD CONTROL

LEGEND

- 8" S PROPOSED 8" SEWER
- 8" W PROPOSED 8" WATER
- SD PROPOSED STORM DRAIN
- TRACT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN



GRAPHIC SCALE

(IN FEET)
 1 inch = 80 ft.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BREA CANYON ROAD AS BEING N 57° 50' 53" E, AS SHOWN ON TRACT NO. 27577, BOOK 702 PAGES 22-25, OR.

BENCHMARK:

AGENCY: LOS ANGELES COUNTY
 NUMBER: G 4198
 ELEV: 681.728 (ADJ. 1995)
 LOCATION: RDBM TAG IN W CB BREA CYN RD 300M S/O BCR 9.8M W/O C/L & 2.1M N/O C/L DIAMOND BAR BLVD

LEGAL DESCRIPTION:



PENCO ENGINEERING, INC.

Civil Engineering
 Planning
 Surveying
 Construction Management

One Technology Park, Building J-725, Irvine, California 92618
 Telephone (949) 753-8111 Fax (949) 753-0775

PREPARED FOR:

WALNUT UNIFIED SCHOOL DISTRICT
 880 SOUTH LEMON AVENUE
 WALNUT, CA 91789
 TEL. (909) 595-1261
 FAX. (909) 839-1209

CITY OF DIAMOND BAR COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

TENTATIVE TRACT MAP NO. 70687

PROJECT NO. 1299.01
 SHEET NO. 1 OF 1

NO	DATE	REVISION	APP	DATE