



SURVEYOR'S NOTES:

1. SITE AREA: 495,791.30 SQ. FT. OR 11.3181 ACRES
2. PROTECTED TREES: 74
3. TREES TO BE REMOVED: 0
4. SITE ADDRESSES: 10777 N. WINNETKA AVENUE
5. ZONING: A-1 PROPOSED ZONING: A2-1
6. DISTRICT MAP NO.: 207B13
7. NOTE:
THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA.
THIS PROPERTY IS NOT LOCATED IN THE LIQUOR FACTORY AREA.
THIS PROPERTY IS LOCATED IN THE HIGH FIRE HAZARD SEVERITY ZONE.
ACTIVE FAULT NEAR SOURCE ZONE: 4.62 KM TO THE SANTA SUSANA FAULT ACCORDING TO ZIMAS
8. HAZARDOUS AREAS: HIGH WIND VELOCITY AREAS
9. PROPOSED SEWAGE DISPOSAL: EXISTING SANITARY SEWER NORTH RIDGE ROAD
10. SPECIFIC PLAN: NONE
11. GENERAL PLAN/LAND USE: MINIMUM RESIDENTIAL
12. ASSESSOR'S PARCEL NUMBER: 2707-003-008
13. SEE PREVIOUS APPROVED CASE: TT-02021

FRONT YARD: 20% LOT DEPTH: 25FT MAX
SIDE YARD: 10% LOT DEPTH: 25FT MAX
REAR YARD: 25% LOT DEPTH: 25FT MAX

PROPOSED DEVELOPMENT:
5 LOTS FOR SINGLE FAMILY RESIDENCES.

OWNER:

STEPHANIE M. TACCO
1901 NORTH RIDGE ROAD
CHATSWORTH, CA 91311
818-632-9215 OR 818-570-1665

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 16 AND 17 OF TOWNSHIP 2 NORTH, RANGE 14 WEST, RANGE 0 EX-MISSON DE SAN FERNANDO, IN THE COUNTY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF DEVONSHIRE STREET, 60 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 176 PAGE 270, DEEDS, RECORDS OF SAID COUNTY, DISTANT EAST ALONG SAID CENTER LINE, 2707.74 FEET FROM THE CENTER LINE OF MASON AVENUE, 60 FEET WIDE, AS SHOWN ON MAP OF CHATSWORTH PARK, RECORDED IN BOOK 30 PAGE 91, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0° 02' 23" EAST 470.00 FEET; THENCE NORTH 10° 27' 07" EAST, 372.25 FEET; THENCE NORTH 8° 43' 42" WEST 221.13 FEET; THENCE NORTH 2° 30' 08" WEST, 349.91 FEET; THENCE NORTH 4° 14' 07" EAST, 349.73 FEET; THENCE NORTH 5° 40' 44" WEST 835.26 FEET; THENCE SOUTH 89° 54' 11" WEST 30.14 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION SAID TRUE POINT BEGINNING BEING ALSO THE SOUTH-EASTERN CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO BARRY DENNE AND WIFE, RECORDED IN BOOK 17832 PAGE 353, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN W2 SAID LAST MENTIONED DEED, SOUTH 5° 10' 14" EAST 747.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE, 84.80 FEET; THENCE NORTH 88° 28' 53" WEST, 275.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 788.60 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, 408.15 FEET; THENCE NORTH 08° 40' 38" WEST, 79.45 FEET; THENCE NORTH 19° 35' 52" EAST, 675.25 FEET TO A POINT IN THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED TO BARRY DENNE AND WIFE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 54' 11" EAST 481.40 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SAID PROPERTY HAS NO FRONTAGE ON ANY PUBLIC STREET OR HIGHWAY OF RECORD.
EXCEPT THEREFROM ALL MINERALS UNDER AND IN SAID LAND, ALL RIGHTS TO OIL AND GAS, BUT WITHOUT THE RIGHT OF ENTRY FOR DEVELOPMENT AND REMOVAL OF SUCH SUBSTANCES, AS RESERVED IN THE DEED FROM WILLIAM G. YOUNG AND VERNON O. UNDERWOOD SR. THE DULY APPOINTED QUALIFIED AND ACTING EXECUTORS OF THE ESTATE OF GEORGE F. YOUNG, RECORDED MARCH 22, 1954 AS INSTRUMENT NO. 1032, OF OFFICIAL RECORDS.



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP PARCEL MAP

DEC 01 2023

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

EXHIBIT "A"
Page No. 1 of 1
Case No. CPC-2023-1263-ZC-ZAA-HCA

- LEGEND:**
- BOUNDARY LINE
 - - - CENTERLINE
 - LOT LINE
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - CONCRETE
 - AC PAVED
 - AC ASPHALTIC CONCRETE
 - ELC EUCALYPTUS
 - POW POWER POLE
 - MANHOLE

PREPARED UNDER THE DIRECTION OF:
THOMAS D. JACOBELLIS "PLS 4574"
JACOBELLIS & ASSOCIATES INC.
1145 TAMPA AVENUE, SUITE 21-B
NORTH RIDGE, CA 91326
(818) 366-4222



DATE	REVISION

TENTATIVE TRACT MAP NO. 83950 FOR SUBDIVISION PURPOSES	DATE: 08-11-22 PROJECT NO.: 22-116 LA 500-03
JACOBELLIS & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS SURVEYS SUBDIVISIONS - PHOTOGRAMMETRY 1145 TAMPA AVENUE STE 21B, NORTH RIDGE, CA 91326 PH 818-366-4222 INFO@TSURVEYING.COM	DRAFTED BY: MYS CHECKED BY: MF SHEET NO.: 1 OF 1

