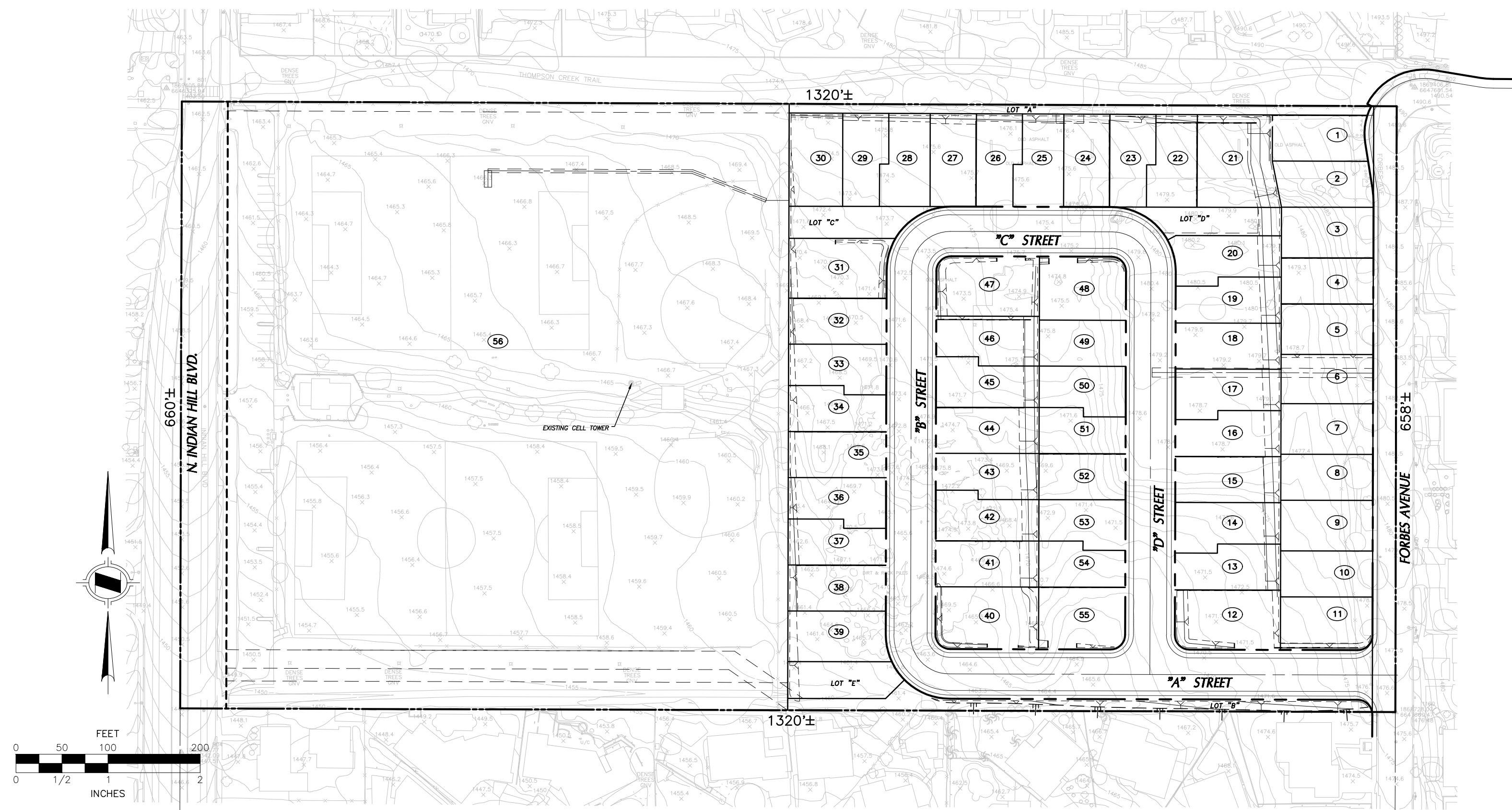


INDEX MAP



LOT & LAND USE SUMMARY TABLES

Residential Lot Summary							
Lot Number	Gross Area	Net Area	Land Use	Lot Number	Gross Area	Net Area	Land Use
1	5,079	5,010	Residential	29	4,617	4,216	Residential
2	5,136	5,136	Residential	30	5,889	5,256	Residential
3	5,500	5,499	Residential	31	7,011	5,669	Residential
4	5,000	4,933	Residential	32	5,310	4,932	Residential
5	5,500	5,434	Residential	33	5,219	4,914	Residential
6	5,350	5,010	Residential	34	4,870	4,403	Residential
7	5,500	5,500	Residential	35	5,310	4,868	Residential
8	5,000	5,000	Residential	36	5,219	4,838	Residential
9	5,500	5,500	Residential	37	4,870	4,323	Residential
10	5,000	5,000	Residential	38	5,310	4,753	Residential
11	5,710	4,973	Residential	39	5,907	4,839	Residential
12	7,397	5,475	Residential	40	7,527	6,007	Residential
13	5,292	4,456	Residential	41	5,600	4,506	Residential
14	5,598	4,766	Residential	42	5,480	4,653	Residential
15	5,731	4,743	Residential	43	5,160	4,154	Residential
16	5,291	4,399	Residential	44	5,600	4,461	Residential
17	5,597	4,711	Residential	45	5,480	4,721	Residential
18	5,730	4,703	Residential	46	5,618	4,301	Residential
19	5,296	4,160	Residential	47	7,225	5,675	Residential
20	5,712	4,583	Residential	48	6,439	6,042	Residential
21	8,457	5,269	Residential	49	4,700	4,700	Residential
22	4,969	4,491	Residential	50	4,670	4,670	Residential
23	4,596	4,176	Residential	51	4,260	4,260	Residential
24	5,040	4,547	Residential	52	4,700	4,637	Residential
25	4,979	4,557	Residential	53	4,670	4,670	Residential
26	4,606	4,192	Residential	54	4,260	4,260	Residential
27	5,050	4,436	Residential	55	6,309	5,958	Residential
28	4,988	4,594	Residential				
Total Gross Residential						299,834	
Average Gross Residential						5,452	
Total Net Residential						265,939	
Average Net Residential						4,835	

Open Space Lot Summary		
Lot Number	Gross Area	Land Use
56	401,978	Park
A	6,299	Landscape
B	8,721	Landscape
C	4,637	Access
D	4,458	Access
E	4,708	Landscape

Street Summary		
Street	Gross Area	Use
A	29,498	Private
B	21,319	Private
C	16,691	Private
D	21,319	Private
Indian Hill Blvd.	32,976	Public
Forbes Ave.	17,048	Public

EXISTING EASEMENTS

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: POLE LINES
RECORDING DATE: NOVEMBER 20, 1952
RECORDING NO: AS INSTRUMENT NO. 2811, IN BOOK 40351, PAGE 51 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CERTIFICATE OF INTEREST IN REAL PROPERTY" DATED JANUARY 16, 1964,
EXECUTED BY DIRECTOR OF FINANCE STATE OF CALIFORNIA RECORDED JANUARY 20, 1964 AS INSTRUMENT NO. 3098, IN BOOK M- 1433, PAGE 617 OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS OR PROVIDES: THE DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA HEREBY CERTIFIED THAT THE STATE OF CALIFORNIA HAS AN INTEREST BY VIRTUE OF FUNDS APPORTIONED UNDER THE STATE SCHOOL BUILDING AID LAW OF 1952, CH. 10, DIV. 14, ED. CODE, IN REAL PROPERTY OF THE FOLLOWING NAMED SCHOOL DISTRICT: CLAREMONT UNIFIED, 905 HARVARD AVENUE, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES.
NOTICE IS HEREBY GIVEN PURSUANT TO SAID SECTION 19563 THAT THIS CERTIFICATE HAS THE SAME FORCE, EFFECT, AND PRIORITY AS A JUDGMENT LIEN IMPOSED UPON REAL PROPERTY NOT EXEMPT FROM EXECUTION, AS TO ANY PARTY HEREAFTER ACQUIRING REAL PROPERTY FROM SAID SCHOOL DISTRICT, UNLESS DISCHARGED OR RELEASED AS PROVIDED IN SAID SECTION, CERTIFICATE NO. 298,640,685.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARCEL 1

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 06, 1968
RECORDING NO: AS INSTRUMENT NO. 5317 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT
DATED: JUNE 27, 2014
EXECUTED BY: T-MOBILE WEST TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND C2TMO LLC, A
DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 04, 2014
RECORDING NO: AS INSTRUMENT NO. 20140931724 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

8. ANY RIGHTS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; IN FAVOR OF: THE COUNTY OF LOS ANGELES

PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: OCTOBER 16, 1912
RECORDING NO: BOOK 5214, PAGE 249 OF DEEDS
AFFECTS: THE EAST 25 FEET OF PARCEL 2

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT;

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: POLE LINES
RECORDING DATE: SEPTEMBER 28, 1951
RECORDING NO: DOCUMENT NO. 27136-T, CERTIFICATE NO. PW30051, OF TORRENES
AFFECTS: A PORTION OF PARCEL 2

11. AN AGREEMENT DATED FEBRUARY 24, 1964 EXECUTED BY ROGER S. WHEELER, ET UX., AS OWNERS OF SAID LAND, AND BY VARIOUS PARTIES AS OWNERS OF OTHER LANDS IN SAID SOUTHEAST QUARTER, RECORDED MARCH 04, 1964 AS INSTRUMENT NO. 1058 OF OFFICIAL RECORDS, WHICH RECITES THAT "EUREKA WATER COMPANY HAS CONSTRUCTED AND MAINTAINS A RESERVOIR IN THE NORTHEAST CORNER OF SAID LAND" AND THAT "THERE IS A PIPE LINE RUNNING ALONG THE EAST AND SOUTH SIDE LINES OF SAID LAND," "UNDER PERMISSION FROM THE OWNERS OF SAID LAND," AND WHICH PROVIDES FOR THE USE OF SAID RESERVOIR AND PIPE LINE AND TERMINATION OF SAID AGREEMENT UNDER THE TERMS AND PROVISIONS SET FORTH THEREIN.

AFFECTS: PARCEL 2

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: SOUTHERN CALIFORNIA WATER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 28, 1968
RECORDING NO: 2902 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2

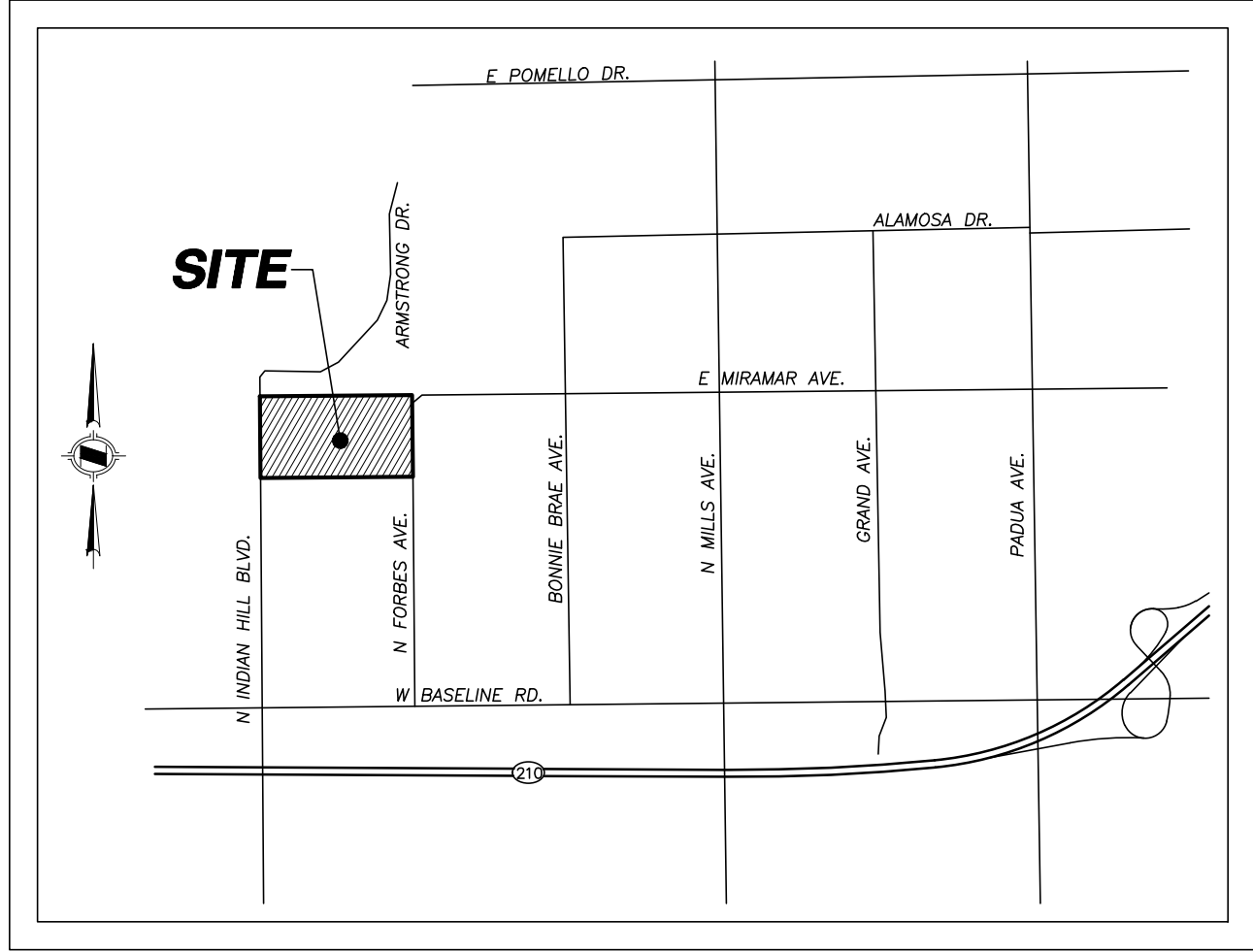
PROPOSED EASEMENTS

- INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, FOR EMERGENCY VEHICLE ACCESS AND THE BENEFIT OF LOTS 21-23 & 28-30.
- INDICATES AN EASEMENT FOR SEWER PURPOSES
- INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES

SHEET INDEX

- INDEX MAP, NOTES, SECTIONS, LOT SUMMARY
- 40 SCALE TENTATIVE TRACT MAP

VICINITY MAP



NOTES

- ASSESSOR'S PARCEL NUMBERS: 8670-003-900
- EXISTING LAND USE: CLOSED SCHOOL & PARK
- PROPOSED LAND USE: RESIDENTIAL & PARK
- EXISTING ZONING: P-PUBLIC
- PROPOSED ZONING: P-PUBLIC & RM-4,000
- SITE AREA
GROSS: 19.96 AC
NET: 19.29 AC
- BENCHMARK: LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 4328, ELEVATION: 1449.312, DATUM: NAVD 88 (2005)
- BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS COR'S "PSDM" AND "CLAR" BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N77° 20'12" (EPOCH 2017.50).
- FLOOD ZONE: PER FEMA'S WEBSITE ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP NO. 06037C1475F
- UTILITY PURVEYORS:
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: GOLDEN STATE WATER COMPANY
SEWER: CITY OF CLAREMONT
TELEPHONE: SPECTRUM AND FRONTIER
CABLE TELEVISION: SPECTRUM AND FRONTIER
SCHOOL DISTRICT: CLAREMONT UNIFIED SCHOOL DISTRICT
- EXISTING CONTOUR INTERVAL: 1 FOOT (PROVIDED BY ROBERT J. LUNG & ASSOCIATES)
- ESTIMATED EARTHWORK QUANTITIES:
CUT: 18,220 CYS
FILL: 19,546 CYS
IMPORT: 1,330 CYS
- THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY LGC GEOTECHNICAL, INC.
- EXISTING BUILDINGS WILL BE DEMOLISHED AND REMOVED FROM THE SITE, EXCEPT AS NOTED ON THIS PLAN.
- ANY EXISTING TREES WITHIN TENTATIVE TRACT MAP 83121 BOUNDARY WILL BE REMOVED EXCEPT AS NOTED ON THIS PLAN.
- THERE ARE NO EXISTING WELLS ON THE SITE.
- LANDSCAPED AREAS WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- ALL SLOPES WILL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE SHOWN ON THIS PLAN.

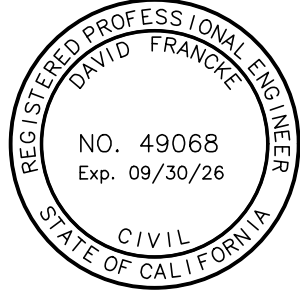
LEGAL DESCRIPTION

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THE NORTHWEST AND THE NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 WEST, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

ENGINEERS STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DAVID L. FRANCKE DATE 09/24/24



REVISION	
DATE	DESCRIPTION

APPLICANT: TRUMARK HOMES 450 NEWPORT CENTER DRIVE, SUITE 300 NEWPORT BEACH, CA 92660 CONTACT: JOE MARTIN PH: (949) 999-9800	PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, IN C. PLANNING • ENGINEERING • SURVEYING Thos Hughes • Irvine, CA 92618 • PH: (949) 553-9100 • FX: (949) 583-9799
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CITY OF CLAREMONT, COUNTY OF LOS ANGELES

TENTATIVE TRACT MAP NO. 83121

DESIGNED BY: _____	DATE: 09/24/24	CITY FILE NO: _____	SHEET 1 of 2
DRAFTED BY: _____			
CHECKED BY: _____			